

SIGNED.



TIFFANY & BOSCO
P.A.

Dated: March 04, 2010

**2525 EAST CAMELBACK ROAD
SUITE 300**

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Sarah S. Curley

**SARAH S. CURLEY
U.S. Bankruptcy Judge**

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09-31477

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Neville James
Debtor.

First Franklin Financial Corporation
Movant,
vs.

Neville James, Debtor, Russell A. Brown, Trustee.
Respondents.

No. 2:09-BK-29616-SSC

Chapter 13

ORDER

(Related to Docket #45)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated September 12, 2007 and recorded in the office of
3 the Maricopa County Recorder wherein First Franklin Financial Corporation is the current beneficiary
4 and Neville James has an interest in, further described as:

5 LOT 167, THE PALISADES AT VAL VISTA LAKES, PHASE I AMENDED, ACCORDING
6 TO BOOK 291 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtor if Debtors personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.

14
15 DATED this ____ day of _____, 2010.

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17 _____
18 JUDGE OF THE U.S. BANKRUPTCY COURT
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